

157.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,300 / 904,300

USE VALUE:

904,300 / 904,300

ASSESSED:

904,300 / 904,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
176		WAVERLY ST, ARLINGTON

Legal Description		User Acct
		104782
		GIS Ref
		GIS Ref
		Insp Date
		01/21/16

OWNERSHIP

Unit #:

Owner 1: MAXTUTIS JEFFREY J/ETAL	
Owner 2: DECKER LISA S	
Owner 3:	
Street 1: 176 WAVERLEY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Brick Veneer Exterior and 2294 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

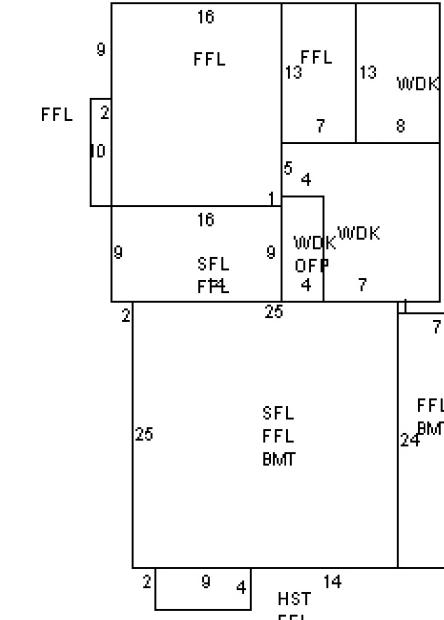
Type:	97 - Tudor	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	1 - Wood Shingl	20 %
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Poor

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		

Other	
Upper	
Lvl 2	
Lvl 1	
Lower	

Totals	RMS: 8	BRs: 3	Baths: 1	HB
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GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1935
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.

Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	10.8 %
CALC SUMMARY	
Basic \$ / SQ: 135.00	
Size Adj.: 1.13275862	
Const Adj.: 1.03413665	
Adj \$ / SQ: 158.143	
Other Features: 98500	
Grade Factor: 1.10	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 515267	
Depreciation: 55649	
Depreciated Total: 459618	

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals

1	8	3
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,388	158.140	219,502	BMT	50	FFB	30	A	
SFL	Second Floor	769	158.140	121,612						
BMT	Basement	397	53.140	21,068						
WDK	Deck	329	9.350	3,076						
OPF	Open Porch	40	45.500	1,820						
HST	Half Story	18	158.140	2,847						
Net Sketched Area:		2,941	Total:	369,925						
Size Ad	2175	Gross Area	3355	FinArea	2294					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1935	25.42	T	40	101			3,700			3,700

More: N Total Yard Items: 3,700 Total Special Features: [] Total: 3,700